

# C O U N C I L   C O M M U N I C A T I O N

TO:     THE CITY COUNCIL  
FROM:   THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE  
FEBRUARY 1, 1989

SUBJECT: APPROVE RETAINING FIRM OF RAMSEY-DERIVI-CASTELLANOS-PRESZLER FOR ARCHITECTURAL SERVICES FOR THE EMERSON PARK PROJECT

PREPARED BY:     Park and Recreation Director

RECOMMENDED ACTION:     That the City Council approve \$3,560.00 for working drawings for the first phase of the Emerson Park rehabilitation joint venture with the Lodi Lions Club and the acceptance of the total project commitment.

BACKGROUND INFORMATION:     Approximately two years ago the Administration and the Park and Recreation Department addressed the Emerson Park playground area with regard to general safety and quality of play of the area. As such, the City Council approved \$30,000 to address, review and redesign the Park to meet these ends.

About this time the Lodi Lions Club was looking for a project, and since past clubs had zeroed in on Emerson, they felt they would like to get involved in assisting with the renovation of the facility. Additionally, knowing that the Club would be somewhat limited on dollar commitments, Director Ron Williamson submitted the facility for new group playground equipment through the Parkland Act Grant of 1986.

The project was started and meetings followed with Administration, the Lions Club officers, and the Park and Recreation Commission. All bought into the project and saw its value. The Council approved some \$7,500 for architectural conceptional drawings of the general park, i.e. Rich Bigler under contract for this service, and the Hale Park master plan. Mr. Bigler completed his renderings and conceptional ideas, it was approved by Commission, and the Lions Club at this point became involved, with Club member Arlie Preszler's architectural firm doing specific playground area renderings.

The Parkland Act Grant request had also been approved, and the City installed new Miracle equipment at the park.

At the completion of Mr. Preszler's work, the renderings went to the Park and Recreation Commission again for approval of design and layout of the area. The Commission approved the drawing, and a commitment was made by the Lions Club as to \$20,000 cash donation and manpower/labor in installing various elements of the project.

In the fall of 1988 a shirtsleeve presentation was made to the Council, which seemed to meet with their approval. However, a couple of concerns were expressed: Councilman Hinchman discussed the possibility of too

February 1, 1989

much playground equipment and Williamson indicated it was with the idea of addressing user needs and separating age groups into different areas; Mr. Snider asked if the Police Chief had had an opportunity to review the plan, particularly a planter area on the corner of the park, to which Director Williamson replied that he had not.

Director Williamson followed up this request by submitting the drawings to Chief Williams, who commented on the lighting in and around the restrooms as well as general lighting in the park, and submitted a written statement on the plans, indicating the height of the planter and plantings. He stated that the planter should be no higher than two (2) feet and plantings no higher than one (1) foot, a total of three (3) feet between the two.

Landscape Architect Jeff Gamboni, representing Mr. Preszler's firm, covered the project and costs of same.

The project would be divided into three (3) phases:

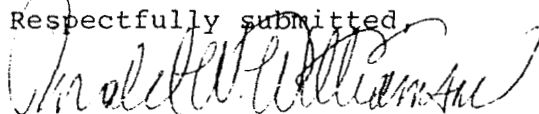
Phase I Area	(See Exhibit B)	Cost \$66,050.00
Phase II Area	(See Exhibit B)	Cost 10,908.00
Phase III Area	(See Exhibit B)	Cost 62,948.00
TOTAL COST VALUE		\$139,906.00
Lion's Labor Value Cost		36,080.00
TOTAL PARK COST		\$175,986.00
Less Lions Club labor/services and cash donation		- 56,080.00
Less current money in Account 121.0-760.83		- 22,000.00
TOTAL COST TO CITY FOR ALL THREE (3) PHASES		\$ 97,906.00

The particulars of the project are indicated in Exhibit A attached. The phases undoubtedly would be completed in year or two intervals.

The Club's commitment for repayment is five (5) years at \$4,000.00 per year up to a maximum of \$20,000.00.

It is assumed that funding would come from the general fund. Staff will additionally look toward grants as phases are considered and for construction.

Respectfully submitted,



Ronald W. Williamson, Director  
Park and Recreation Department

RWW:jd  
Attachments

RAMSEY • DERIVI • CASTELLANOS • PRESZLER

9 January 1989

Ron Williamson  
Director  
City of Lodi  
**Recreation and Parks Department**  
124 N. Stockton Street  
Lodi, CA 95240

R E EMERSON PARK  
**PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES**

Based on our meetings and telephone conversations, we propose to provide the following scope of services:

**GENERAL**

Translate the ideas generated and approved in the Schematic Design phase into the Working Drawings for the First Phase (i.e., planter, walkway surrounding play area) which will form the contract documents for the construction required to fulfill the design intent. The Working Drawings shall include demolition plan, layout plan, irrigation plan, planting plan, construction details, pertinent notes and specifications to assure a high quality of landscape installation and conformance to the approved concept.

Provide a schedule of the work for the first phase to facilitate the coordination of the Parks and Recreation crew with the Lions Club and all contractors hired to perform the balance of the construction.

Provide construction observation to insure compliance with the design intent and to assist in evaluating the need for modifying, revising or adding to this work during construction if required by hidden site or building conditions.

**ADDITIONAL SERVICES**

Shall include enlargement of scope; or alternate studies or major revisions after substantial completion of contract documents.

## COMPENSATION

Compensation for these services is based on our Fee Schedule (copy attached) and will be billed monthly for actual time required to produce these contract documents. Our fee for these services will be no more than \$3560.<sup>00</sup> plus normal reimbursable expenses including postage, film, processing, and reproduction costs as indicated in our Fee Schedule. Since the second and third phases of this project have not been scheduled for immediate construction, I have not included a fee for the working drawings for those future developments at this time. For your information, I will make available to you, if you so request, an estimate of the cost for construction documents and construction observation for the anticipated second and third phases.

Additvnl services as defined above, if authorized, shall be compensated for the actual time required at our standard hourly rates (see Fee Schedule) or according to an ammended version of this agreement.

We are pleased to be invited to submit this proposal *to* the City of Lodi for landscape architectural services and we look forward to working with you and the Lions Club on this remarkable project.

Sincerely,



Jeffrey F. Gamboni  
Landscape Architect #2702


 RAMSEY • DERVI • CASTELLANOS • PRESZLER

### FEE SCHEDULE

Effective August 1, 1988

The following is a list of hourly costs to be used as a basis for establishing compensation on the multiple of direct personnel expenses method:

Principal	\$70.00
Project Manager	55.00
Architect	50.00
Landscape Architect	50.00
Job Captain	45.00
Interior Designer	45.00
CADD Operator	40.00
Drafter	35.00
Secretary	25.00
Consultants	115% actual cost

Reimbursable costs shall be billed at 110% actual cost and include reproduction, shipping, mailing, telephone and travel. These expenses shall not be considered a part of the overall maximum **fee**.

EMERSON PARK  
COST ESTIMATE  
20-Jan-89

COST ESTIMATE SUMMARY

TOTALS BY PHASE:

PHASE 1	\$66,050
PHASE 2	\$10,908
PHASE 3	\$62,948
<u>TOTAL</u>	<u>\$139,906</u>

CONTRIBUTION THROUGH LIONS CLUB LABOR:

	DONATED SCHEMATIC DESIGN SERVICES	\$4,700
PHASE 1	PAVERS AND PLANTING	\$12,948
PHASE 2	PAVERS	\$4,452
PHASE 3	PAVERS	\$13,980
	<u>TOTAL LABOR DONATION</u>	<u>\$36,080</u>

GRAND TOTAL FOR PARK DEVELOPMENT \$175,986

CONTRIBUTION THROUGH LIONS CLUB DONATION

\$4000 PER YEAR FOR 5 YEARS <\$20,000>

CONTRIBUTION THROUGH LIONS CLUB LABOR <\$36,080>

TOTAL COST TO CITY OF LODI \$119,906

Less current money in Account 121.0-760.83 22,000

TOTAL COST TO CITY OF LODI \$ 97,906.

EMERSON PARK  
COST ESTIMATE  
20-Jan-89

CATEGORY	DESCRIPTION	QNTY	PER UNIT	TOTAL
<b>PHASE ONE</b>				
<b>DEMOLITION:</b>				
	TREE & SHRUB REMOVAL	C.O.L		
	EXISTING CURB AND/OR PAVEMENT	C.O.L		
	PRE-CONSTRUCTION EXCAVATION	C.O.L		
	REMOVE PLAY EQUIPMENT	C.O.L		
	EXISTING IRRIGATION	C.O.L		
<b>HARDSCAPE:</b>				
	SIGN	C.O.L		
	PAVERS-installation donated	2612 SF	\$1.55 + \$300	\$4,349
	MOWBAND	600 LF	\$6	\$3,600
	CONCRETE HEADER	285 LF	\$11	\$3,135
	30" SLUMP STONE WALL	550 FF	\$11.50	\$6,325
	DRINKING FOUNTAIN	1 @	\$1,000	\$1,000
	BENCHES	8 @	\$350	\$2,800
	PLAY EQUIPMENT	1 LS	\$15,000	\$15,000
	LIGHTING	C.O.L		
	<b>SUB-TOTAL</b>			<b>\$36,209</b>
<b>SOFTSCAPE:</b>				
	BARK FOR PLAY AREA	LS	\$15,000	\$15,000
	IRRIGATION	LS	\$3,000	\$3,000
	LAWN RESTORATION	C.O.L		
	TOPSOIL	C.O.L		

GROUND COVER (2000 SF)	1 LS	\$400	\$400
SHRUBS	400 @	\$2.50	\$1,000
TREES	24 @	\$40	\$960
STAKES, ETC.	48 @	\$5	\$240
<b>SUB-TOTAL</b>			<b>\$20,600</b>
<b>CONTINGENCY (10%):</b>			<b>\$5,681</b>
CONST. DWGS. & CONST. OBSERVATION PHASE ONE			<b>\$3,560</b>
<b>PHASE ONE TOTAL:</b>			<b>\$66,050</b>
<b>PHASE TWO DEMOLITION:</b>			
EXISTING CURB AND/OR PAVEMENT	C.O.L		
PRE-CONSTRUCTION EXCAVATION	C.O.L		
REMOVE PLAY EQUIPMENT	C.O.L		
EXISTING IRRIGATION	C.O.L		
REMOVAL OF EXISTING SLAB	LS	\$5,000	\$5,000
<b>HARDSCAPE:</b>			
PAVERS	1113 SF	\$1.55 + \$150	\$1,875
MOWBAND	200 LF	\$6	\$1,200
LIGHTING	C.O.L		
<b>SUB-TOTAL</b>			<b>\$8,075</b>
<b>SOFTSCAPE:</b>			
IRRIGATION	LS	\$750	\$750
LAWN RESTORATION	C.O.L		
TOPSOIL	C.O.L		
<b>SUB-TOTAL</b>			<b>\$750</b>
<b>CONTINGENCY (10%):</b>			<b>\$883</b>



CONST. DWGS. & CONST. OBSERVATION  
PHASE TWO

\$1,200

PHASE TWO TOTAL:

\$10,908

PHASE THREE  
DEMOLITION:

EXISTING CURB AND/OR PAVEMENT C.O.L  
PRE-CONSTRUCTION EXCAVATION C.O.L  
EXISTING IRRIGATION C.O.L

HARDSCAPE:

PAVERS installation donated	3495 SF	\$1.55 + \$450	\$5,867
MOWBAND	265 LF	\$6	\$1,590
PICNIC TABLES	8 @	\$700	\$5,600
ARBOR	1 @	\$40,000	\$40,000
BAR-B-QUE	1 @	\$1,600	\$1,600
LIGHTING	C.O.L		
<b>SUB-TOTAL</b>			<b>\$54,657</b>

SOFTSCAPE:

IRRIGATION	LS	\$750	\$750
LAWN RESTORATION	C.O.L		
TOPSOIL	C.O.L		
<b>SUB-TOTAL</b>			<b>\$750</b>

CONTINGENCY (10%):

\$5,541

CONST. DWGS. & CONST. OBSERVATION  
PHASE THREE

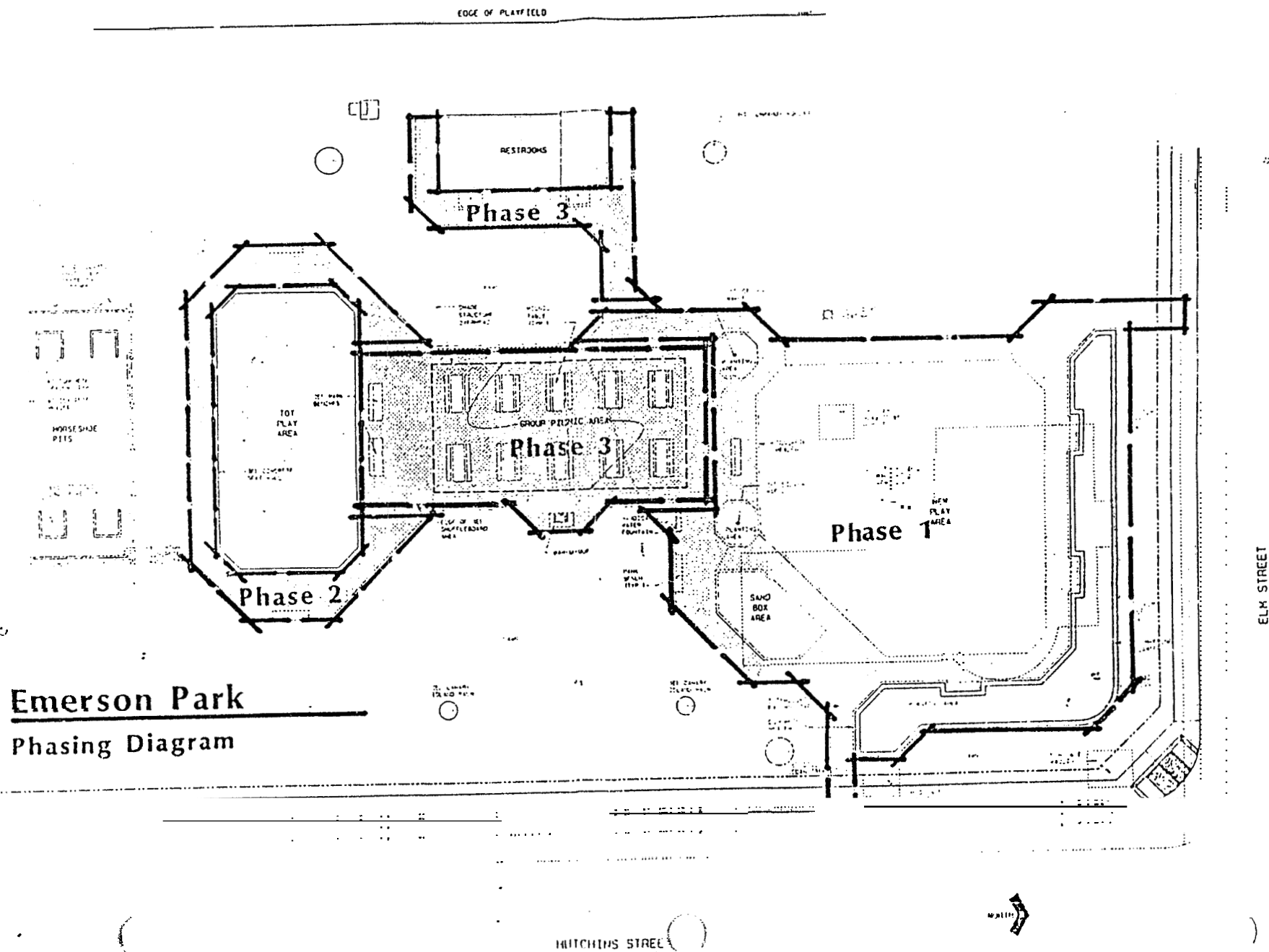
\$2,000

PHASE THREE TOTAL:

\$62,948

GRAND TOTAL

\$139,906



RAMSEY • DERIVI • CASTELLANOS • PRESZLER

3 February 1989

Ron Williamson  
Director  
City of Lodi  
**Recreation and Parks Department**  
124 N. Stockton Street  
Lodi, CA 95240

**R E EMERSON PARK**  
**PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES**

Based on our meetings and telephone conversations, we propose to provide the following scope of services:

**GENERAL**

Translate the ideas generated and approved in the Schematic Design phase into the Working Drawings for the First Phase (i.e., planter, walkway surrounding play area) which will form the contract documents for the construction required to fulfill the design intent. The Working Drawings shall include demolition plan, layout plan, irrigation plan, planting plan, construction details, pertinent notes and specifications to assure a high quality of landscape installation and conformance to the approved concept.

Provide a schedule of the work for the first phase to facilitate the coordination of the Parks and Recreation crew with the Lions Club and all contractors hired to perform the balance of the construction.

Provide construction observation to insure compliance with the design intent and to assist in evaluating the need for modifying, revising or adding to this work during construction if required by hidden site or building conditions.

**ADDITIONAL SERVICES**

Shall include enlargement of scope; or alternate studies or major revisions after substantial completion of contract documents.

## COMPENSATION

Compensation for these services is based on our Fee Schedule (copy attached) and will be billed monthly for actual time required to produce these contract documents. Our fee for these services will be no more than \$3560.<sup>00</sup> plus normal reimbursable expenses including postage, film, processing, and reproduction costs as indicated in our Fee Schedule. Since the second and third phases of this project have not been scheduled for immediate construction, I have not included a fee for the working drawings for those future developments at this time. For your information, I will make available to you, if you so request, an estimate of the cost for construction documents and construction observation for the anticipated second and third phases.

Additional services as defined above, if authorized, shall be compensated for the actual time required at our standard hourly rates (see Fee Schedule) or according to an amended version of this agreement.

We have not included in this portion of our proposal a soils report or boundary and topographic survey which is traditionally the Owner's responsibility. As part of our service package, we will co-ordinate this work for you, but we have not included in our fees the cost for the soils report or the boundary and topographic surveys.

We are pleased to be invited to submit this proposal to the City of Lodi for landscape architectural services and we look forward to working with you and the Lions Club on this remarkable project.

If this proposal is acceptable to you, please have your designated representatives sign below and we will commence with the work described when we receive your signed copy.

Sincerely,




Jeffrey F. Gamboni  
Landscape Architect #2702

Approved as to form



Bobby W. McNatt  
City Attorney



Lodi City Manager  
Thomas A. Peterson



Lodi City Clerk  
Alice M. Baimba

RAMSEY • DERIVI • CASTELLANOS • PRESZLER

9 January 1989

Ron Williamson  
Director  
City of Lodi  
**Recreation and Parks Department**  
124 N. Stockton Street  
Lodi, CA 95240

**R E EMERSON PARK**  
**PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES**

Based on our meetings and telephone conversations, we propose to provide the following scope of services:

**GENERAL**

Translate the ideas generated and approved in the Schematic Design phase into the Working Drawings for the First Phase (i.e., planter, walkway surrounding play area) which will form the contract documents for the construction required to fulfill the design intent. The Working Drawings shall include demolition plan, layout plan, irrigation plan, planting plan, construction details, pertinent notes and specifications to assure a high quality of landscape installation and conformance to the approved concept.

Provide a schedule of the work for the first phase to facilitate the coordination of the Parks and Recreation crew with the Lions Club and all contractors hired to perform the balance of the construction.

Provide construction observation to insure compliance with the design intent and to assist in evaluating the need for modifying, revising or adding to this work during construction if required by hidden site or building conditions.

**ADDITIONAL SERVICES**

Shall include enlargement of scope; or alternate studies or major revisions after substantial completion of contract documents.

## COMPENSATION

Compensation for these services is based on our Fee Schedule (copy attached) and will be billed monthly for actual time required to produce these contract documents. Our fee for these services will be no more than \$3560.<sup>00</sup> plus normal reimbursable expenses including postage, film, processing, and reproduction costs as indicated in **our** Fee Schedule. Since the second and third phases of this project have not been scheduled for immediate construction, I have not included a fee for the working drawings for those future developments at this time. For your information, I will make available to **you**, if you so request, an estimate of the cost for construction documents and construction observation for the anticipated second and third phases.

Additional services **as** defined above, if authorized, shall be compensated for the actual time required at our standard hourly rates (see Fee Schedule) or according to an ammended version of this agreement.

We are pleased to be invited to submit this proposal to the City of Lodi for landscape architectural services and we look forward to working with you and the Lions Club on this remarkable project.

Sincerely,



Jeffrey F. Gamboni  
Landscape Architect #2702

RAMSEY • DERIVI • CASTELLANOS • PRESZLER

**FEE SCHEDULE**

Effective August 1, 1988

The following is a list of hourly costs to be used as a basis for establishing compensation on the multiple of direct personnel expenses method:

Principal	\$70.00
Project Manager	55.00
Architect	50.00
Landscape Architect	50.00
Job Captain	45.00
Interior Designer	45.00
CADD Operator	40.00
Drafter	35.00
Secretary	25.00
Consultants	115% actual cost

Reimbursable costs shall be billed at 110% actual cost and include reproduction, shipping, mailing, telephone and travel. These expenses shall not be considered 2 part of the overall maximum fee.

EMERSON PARK  
COST ESTIMATE  
20-Jan-89

COST ESTIMATE SUMMARY

## TOTALS BY PHASE:

PHASE 1	\$66,050
PHASE 2	\$10,908
PHASE 3	\$62,948
<u>TOTAL</u>	<u>\$139,906</u>

## CONTRIBUTION THROUGH LIONS CLUB LABOR:

	DONATED SCHEMATIC DESIGN SERVICES	\$4,700
PHASE 1	PAVERS AND PLANTING	\$12,948
PHASE 2	PAVERS	\$4,452
PHASE 3	PAVERS	\$13,980
	<u>TOTAL LABOR DONATION</u>	<u>\$36,080</u>

GRAND TOTAL FOR PARK DEVELOPMENT \$175,986

## CONTRIBUTION THROUGH LIONS CLUB DONATION

\$4000 PER YEAR FOR 5 YEARS

<\$20,000>

CONTRIBUTION THROUGH LIONS CLUB LABOR

<\$36,080>

TOTAL COST TO CITY OF LODI \$119,906

Less current money in Account 121.0-760.83

22,000

TOTAL COST TO CITY OF LODI

\$ 97,906.



EMERSON PARK  
COST ESTIMATE  
20-Jan-89

CATEGORY	DESCRIPTION	QNTY	PER UNIT	TOTAL
<b>PHASE ONE</b>				
<b>DEMOLITION:</b>				
	TREE & SHRUB REMOVAL	C.O.L		
	EXISTING CURB AND/OR PAVEMENT	C.O.L		
	PRE-CONSTRUCTION EXCAVATION	C.O.L		
	REMOVE PLAY EQUIPMENT	C.O.L		
	EXISTING IRRIGATION	C.O.L		
<b>HARDSCAPE:</b>				
	SIGN	C.O.L		
	PAVERS-installation donated	2612 SF	\$1.55 + \$300	\$4,349
	MOWBAND	600 LF	\$6	\$3,600
	CONCRETE HEADER	285 LF	\$11	\$3,135
	30" SLUMP STONE WALL	550 FF	\$11.50	\$6,325
	DRINKING FOUNTAIN	1 @	\$1,000	\$1,000
	BENCHES	8 @	\$350	\$2,800
	PLAY EQUIPMENT	1 LS	\$15,000	\$15,000
	LIGHTING	C.O.L		
	SUB-TOTAL			\$36,209
<b>SOFTSCAPE:</b>				
	BARK FOR PLAY AREA	LS	\$15,000	\$15,000
	IRRIGATION	LS	\$3,000	\$3,000
	LAWN RESTORATION	C.O.L		
	TOPSOIL	C.O.L		

GROUND COVER (2000 SF)	1 LS	\$400	\$400
SHRUBS	400 @	\$2.50	\$1,000
TREES	24 @	\$40	\$960
STAKES, ETC.	48 @	\$5	\$240
SUB-TOTAL			\$20,600
CONTINGENCY (10%):			\$5,681
CONST. DWGS. & CONST. OBSERVATION PHASE ONE			\$3,560
PHASE ONE TOTAL:			\$66,050
PHASE TWO DEMOLITION:			
EXISTING CURB AND/OR PAVEMENT	C.O.L		
PRE-CONSTRUCTION EXCAVATION	C.O.L		
REMOVE PLAY EQUIPMENT	C.O.L		
EXISTING IRRIGATION	C.O.L		
REMOVAL OF EXISTING SLAB	LS	\$5,000	\$5,000
HARDSCAPE:			
PAVERS	1113 SF	\$1.55 + \$150	\$1,875
MOWBAND	200 LF	\$6	\$1,200
LIGHTING	C.O.L		
SUB-TOTAL			\$8,075
SOFTSCAPE:			
IRRIGATION	LS	\$750	\$750
LAWN RESTORATION	C.O.L		
TOPSOIL	C.O.L		
SUB-TOTAL			\$750
CONTINGENCY (10%):			\$883

CONST. DWGS. & CONST. OBSERVATION  
PHASE TWO

\$1,200

PHASE TWO TOTAL:

\$10,908

PHASE THREE  
DEMOLITION:

EXISTING CURB AND/OR PAVEMENT C.O.L

PRE-CONSTRUCTION EXCAVATION C.O.L

EXISTING IRRIGATION C.O.L

HARDSCAPE:

PAVERS installation donated 3495 SF \$1.55 + \$450 \$5,867

MOWBAND 265 LF \$6 \$1,590

PICNIC TABLES 8 @ \$700 \$5,600

ARBOR 1 @ \$40,000 \$40,000

BAR-B-QUE 1 @ \$1,600 \$1,600

LIGHTING C.O.L

SUB-TOTAL \$54,657

SOFTSCAPE:

IRRIGATION LS \$750 \$750

LAWN RESTORATION C.O.L

TOPSOIL C.O.L

SUB-TOTAL \$750

CONTINGENCY (10%):

\$5,541

CONST. DWGS. & CONST. OBSERVATION  
PHASE THREE

\$2,000

PHASE THREE TOTAL:

\$62,948

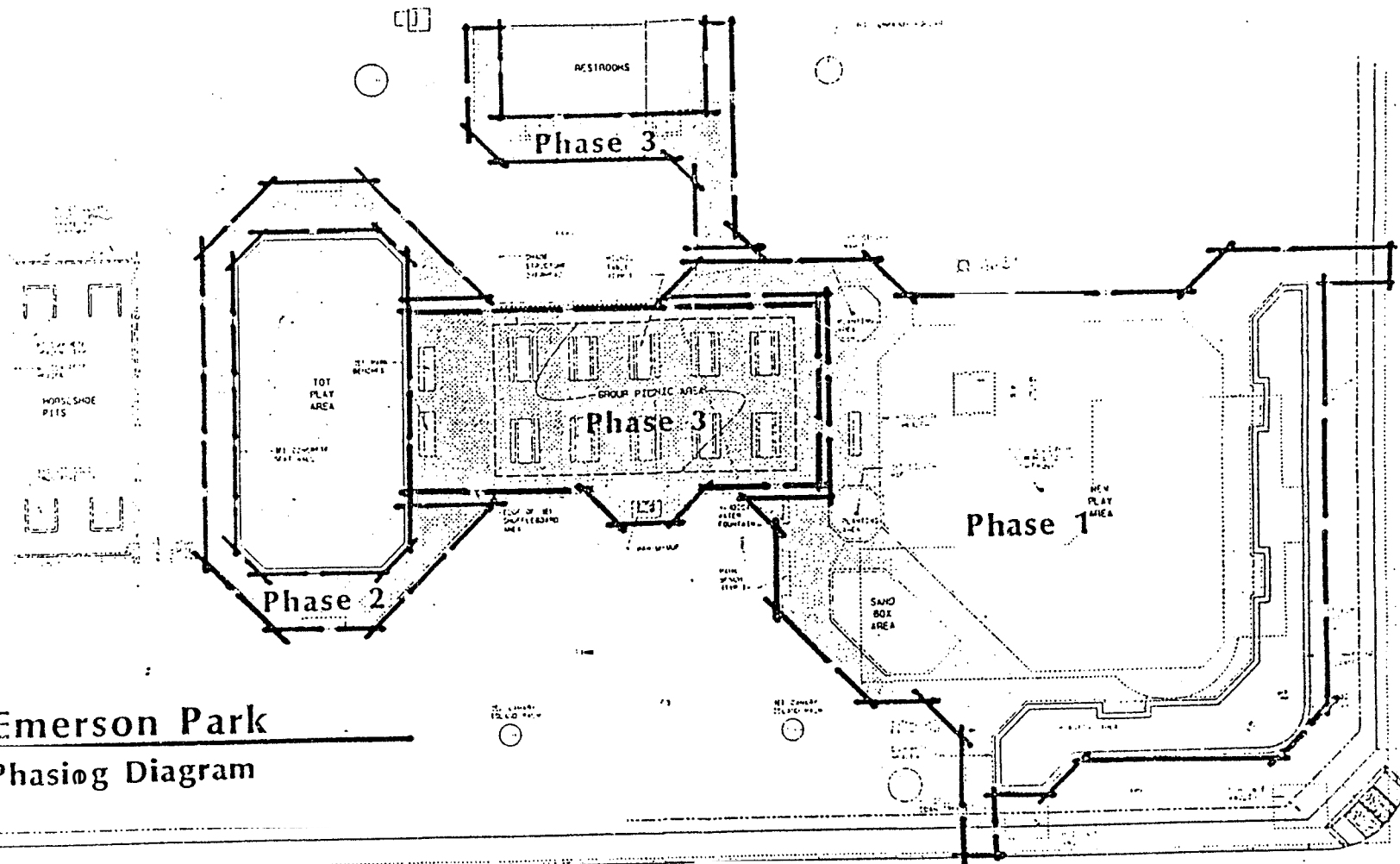
GRAND TOTAL

\$139,906

EDGE OF PLAYFIELD

ELM STREET

# Emerson Park Phasing Diagram



INS STREET